

Attractive modernised farm house less that a mile and a half from St Aquilin, pretty Dordogne village.

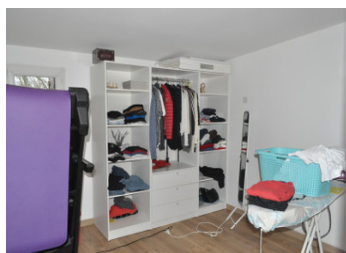


INFORMATION

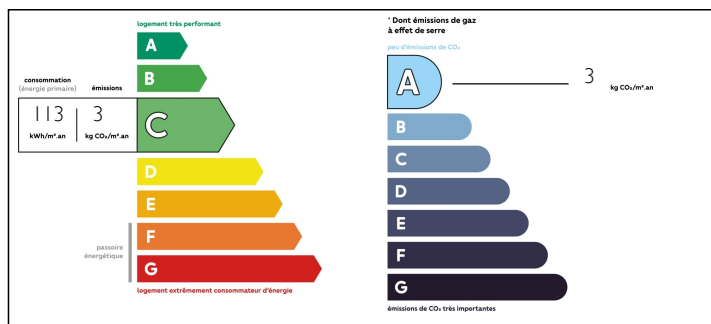
Town:	Saint-Aquilin
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	121925 m2

IN BRIEF

Nicely restored farm house with four hectares of farm land together with a potential gîte. Only 7km from the busy market town of Tocane Ste Apre with it's supermarket and other amenities, such as school, and doctors. There's a Monday market in Tôtane.

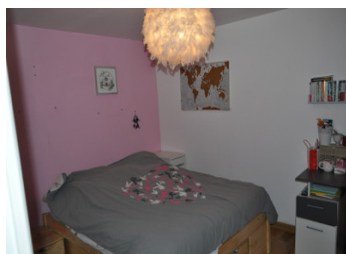
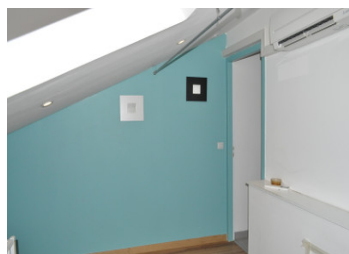


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

House. On the ground floor: veranda/summer kitchen: 10sq.m.

Lounge area with insère: 30.56 sq.m. Fully equipped kitchen: 20.3 sq.m.

Bedroom/ office area: 14.48 sq.m. Bedroom 2: 13.14 sq.m. Shower room and toilet: 3.48 sq.m.; Bedroom 3: 18.53 sq.m.; Upstairs: Bedroom 4: 10 sq.m.; Bedroom 5: 6.96sq.m. Shower room: 5.72 sq.m.; Toilet : 3.79 sq.m. Heating: Electric and reversible air conditioning and wood. Heat pump. Roof insulation. Double glazing. Photovoltaic panels. Gîte: 134.3 sq.m. with large French windows and parquet floors. Upstairs: Two bedrooms and shower room. Work to be finished.

All set in 12 hectares of farmland and woods.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES